019.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	823,400 / 823,400
					USE VALUE:	823,400 / 823,400
					ASSESSED:	823,400 / 823,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		BAY STATE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LONGMIRE KAITLIN
Owner 2:	SMITH SARAH
Owner 3:	
Street 1:	91 BAY STATE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MAL Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LONGMIRE KAITLIN -
Owner 2:	SMITH SARAH -
Street 1:	91 BAY STATE RD
Twn/City:	ARLINGTON
St/Prov:	MAL Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,700 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Aluminum Exterior and 1630 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	319,600	1,500	502,300	823,400
Total Card	0.131	319,600	1,500	502,300	823,400
Total Parcel	0.131	319,600	1,500	502,300	823,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.15 | /Parcel: 505.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 13988
GIS Ref:
GIS Ref:
Insp Date: 06/13/12

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 019.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	319,600	1500	5,700.	502,400	823,500	823,500	Year End Roll	12/18/2019
2019	101	FV	240,800	1600	5,700.	650,100	892,500	892,500	Year End Roll	1/3/2019
2018	101	FV	240,800	1600	5,700.	413,700	656,100	656,100	Year End Roll	12/20/2017
2017	101	FV	240,800	1600	5,700.	378,200	620,600	620,600	Year End Roll	1/3/2017
2016	101	FV	240,800	1600	5,700.	307,300	549,700	549,700	Year End	1/4/2016
2015	101	FV	234,900	1600	5,700.	307,300	543,800	543,800	Year End Roll	12/11/2014
2014	101	FV	236,800	1600	5,700.	280,100	518,500	518,500	Year End Roll	12/16/2013
2013	101	FV	62,100	0	5,700.	266,500	328,600	328,600		12/13/2012

!1646!

PRINT

Date	Time
12/10/20	17:13:14

LAST REV

Date	Time
03/29/19	09:45:22
mmcmakin	
1646	

USER DEFINED

Prior Id # 1:	13988
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LONGMIRE KAITLI	1400-53		6/1/2011	Convenience	99	No	No		
LONGMIRE KAITLI	51373-428		6/27/2008	Family	205,000	No	No		
MULLOY DOROTHY	1355-4924205		6/18/2008		370,000	No	No		
	920-68		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2015	467	Renovate	4,700					
7/2/2012	840	Manual	9,850					install ductwork f
6/21/2012	773	Manual						POD PERMIT
4/20/2012	515	Addition	159,000					2nd level addition

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2015	Permit Insp	PC	PHIL C
1/22/2013	Info Fm Prmt	BR	B Rossignol
6/13/2012	Meas/Inspect	JBS	JOHN S
2/20/2009	Meas/Inspect	372	PATRIOT
3/24/2004	Inspected	BR	B Rossignol
11/9/2000	Hearing N/C		
12/3/1999	Missed Appt.	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	85.	1.04	2									502,349						502,300	

Total AC/HA: 0.13085 | Total SF/SM: 5700 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 502,349 | Spl Credit | Total: 502,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29417181
Const Adj.:	0.99980003
Adj $ / SQ:	161.739
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392646
Depreciation:	73032
Depreciated Total:	319614

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

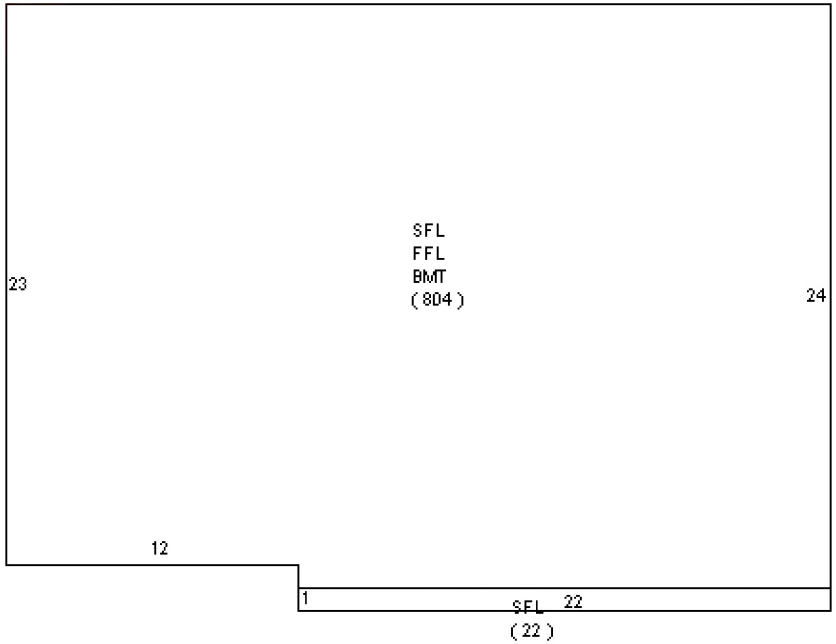
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.74
Special Features:	0	Val/Su Net:	131.31
Final Total:	319600	Val/Su SzAd	196.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	826	161.740	133,597
BMT	Basement	804	48.520	39,011
FFL	First Floor	804	161.740	130,038

Net Sketched Area:	2,434			Total:	302,646
Size Ad	1630	Gross Are	2434	FinArea	1630

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

019.0-0004-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	10X11	G	AV	1985	18.86	T	27.2	101			1,500			1,500

More:	N	Total Yard Items:	1,500	Total Special Featues:		Total:	1,500